

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
September 8, 2005

**ZONING MAP AMENDMENT, I.D. 01714 TO REZONE 4601 AND 4613 EAST BUCKEYE ROAD FROM R1 TO R3**

**DEMOLITION PERMIT I.D. 01868 TO DEMOLISH AN EXISTING HOUSE LOCATED AT 4613 EAST BUCKEYE ROAD**

**PRELIMINARY PLAT/FINAL PLAT I.D. 01869 APPROVING A SUBDIVISION KNOWN AS "BUCKEYE MEADOWS" LOCATED AT 4601-4613 EAST BUCKEYE ROAD**

1. Requested Action: Approval of a zoning map amendment preliminary / final plat and demolition of an existing house to permit a new residential development consisting of 16 two-unit condominium buildings and one new single-family home site.
2. Applicable Regulations: Section 28.12 provides the process for zoning map amendments. Section 16.23 provides the process for land subdivisions in the City of Madison. Section 28.04 provides the process and standards for approval of razing, demolition, removal or wrecking of existing buildings.
3. Report Drafted By: Bill Roberts, Planner IV.

**GENERAL INFORMATION:**

1. Applicant: Miller Construction, Inc., Fred Miller, 2318 Vondron Road, Madison, WI 53718; Calkins Engineering, LLC, 5018 Voges Road, Madison, WI 53718; Knothe & Bruce Architects, LLC, 4601 Elmwood Avenue, Suite 201, Middleton, WI 53562; Ron Trachtenberg, Murphy & Desmond Attorneys.
2. Status of Applicants: Property owner and his agents.
3. Development Schedule: Development of this proposal will commence in late 2005.
4. Parcel Location: South side of East Buckeye Road at Dondee Road, Madison Metropolitan School District, 16<sup>th</sup> Aldermanic District.
5. Existing Conditions: Single-family dwelling on an 8.5 acre site.
6. Surrounding Land Use and Zoning (See map): This site is surrounded by predominantly single-family residential dwellings zoned R1 along East Buckeye Road and Tarragon

Drive. Land to the south across an existing railroad right-of-way is zoned M1 Manufacturing and contains a mix of industrial uses and vacant development sites.

7. **Adopted Land Use Plan:** The adopted land use plan shows this area as RLS-low density residential up to eight dwelling units per acre. The low density residential / single unit districts are defined in the land use plan as districts that are designed to “support the lifestyle associated with individually owned or rented units on their own separate lot.” The land use plan further states that within these districts: “Generally, a scattering of smaller two- or three-unit buildings within this district is compatible with the purpose of the district . . .”
8. **Environmental Corridor Status:** This property is not located within a mapped environmental corridor.

### **PUBLIC UTILITIES AND SERVICES:**

This property can be served with a full range of urban services upon development.

### **STANDARDS FOR REVIEW:**

This application is subject to the standards for zoning map amendments and preliminary and final plat subdivision reviews. This proposal to demolish the existing single-family house on the site is subject to the demolition permit standards.

### **ANALYSIS, EVALUATION AND CONCLUSION:**

The applicants are requesting approval of this development that will create a total of 32 new duplex condominium units and one single-family residence building site along a proposed public street extension of Dondee Road to provide a loop to Tarragon Drive (see attached map). The proposed new duplex condominium dwellings will take access to this public street that will be dedicated as part of this subdivision approval. The proposed unit breakdown is a total of twenty-two 2-bedroom condominiums, ten 3-bedroom condominiums, and one single-family home site. Each condominium unit will have an attached 2-stall garage. The overall density for this proposal is about four units an acre, well within the proposed land use designation of less than eight units in the adopted Land Use Plan.

The Land Use Plan designation of RL-S allows single-family residential, but also permits low density two-unit dwellings. The low density residential / single unit districts are defined in the land use plan as districts that are designed to “support the lifestyle associated with individually owned or rented units on their own separate lot.” The land use plan further states that within these districts: “Generally, a scattering of smaller two- or three-unit buildings within this district is compatible with the purpose of the district . . .”

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The applicant has submitted an Inclusionary Dwelling Unit Plan indicating their intent to comply with the inclusionary zoning provisions of the Zoning Code. The plan indicates that a total of five units (three 2-bedroom units and two 3-bedroom units) will be dispersed as shown on the attached map along Dondee Road. CDBG staff are reviewing the Inclusionary Dwelling Unit Plan details and their report will be included in the Plan Commission and Common Council packet.

Inspection Unit staff have not inspected the inside of the house but believes the house to be in average condition based on viewing the site. Staff of the City Landmarks Commission determined that there are no historic preservation issues to prevent the demolition of this older house. The applicant is proposing to replace the existing single-family residence with new owner-occupied residential units. While the current home is most likely structurally sound and suitable for rehabilitation and repair, staff is not opposed to the demolition of this house. The new residential use of this site is an infill project that will be more economically viable over the long term than keeping one existing residence on this large 8.5 acre site. The house is positioned in a fashion that makes it very difficult to keep in place because of the extension of Dondee Road to serve this development-subdivision. Shifting Dondee Road to the right or left of the existing house was not acceptable to the Traffic Engineer because of the intersection off-set at Buckeye Road would be a traffic hazard.

This is the second development proposal for this site in recent history. In 2002, the Plan Commission and Common Council rejected a proposal that would subdivide this land into 17 single-family home sites. The reason for rejection was based upon opposition expressed by the neighborhood of the design for that subdivision that resulted in an extension of Tarragon Drive into a long cul-de-sac that some neighbors felt would lead to an unacceptable level of traffic. The current proposal before the Plan Commission eliminates that concern as an extension of Tarragon Drive is provided through to East Buckeye Road at Dondee Road.

The applicant has done a good job in designing the duplex-condominium buildings to reduce the appearance of a street frontage dominated by two-stall garages. The buildings on the east side of Dondee Road will have shared driveways leading to attached rear garages. The buildings on the west side of Dondee will mix shared driveways and rotated garage entries that reduce the visual impact of a row of two-car garages facing the street.

### **RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission forward this zoning map amendment, preliminary plat and final plat to the Common Council with a favorable recommendation subject to the following:

1. Reviewing agency comments.
2. Section 16.23 of the Subdivision Regulations requires that whenever a proposed subdivision is adjacent to a railroad right-of-way the subdivision shall provide in residential districts a buffer strip at least 30-feet in depth, in addition to the normal lot

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depth required adjacent to the railroad right-of-way. The following language required by the ordinance shall be placed on the face of the plat:

*"This strip is reserved for the planting of trees and shrubbery by the owner, the building of buildings hereon is prohibited and the 30-foot strip shall not be counted as any required rear yard. Maintenance of the strip is the responsibility of the property owner."*

3. A condition imposed by the Common Council as part of the approval of the adjacent existing residential subdivision, Anderson Estates (Tarragon Drive area) in 1994 required that a mandatory notice shall be given by the developer to a lot or home owner/purchaser that the property is adjacent to a large industrial park area and subject to possible noise issues or other impacts from that industrial park area located south of the railroad right-of-way. A notice of the restriction should be placed on the plat as well.

Staff further recommends that the Plan Commission determine that the demolition permit standards can be met and approve the demolition of this house based on the conclusion that the proposed alternative use of the property is appropriate and results in an economically sound reuse of the property that justifies the demolition of this dwelling. The Zoning Ordinance requires a recycling and reuse plan to be submitted prior to issuance of the demolition permit.

**Buckeye Meadows  
Inclusionary Development Unit Plan  
Staff Review for the Plan Commission (September 6, 2005)**

Name of Development	Buckeye Meadows
Address	4613 E. Buckeye Rd.
Developer/owner	Miller Construction Inc.
Contact Person	Fred Miller or Randy Bruce
Contact Phone	221-3111 or 836-3690
Fax	221-8130
Contact-mail	rbruce@knothebruce.com

Project includes total of 75 single family homes, of which 12 are proposed as IZ units.

**CONCLUSION:**

The project as proposed, based upon the available information furnished by the developer,	
X	Will comply with MGO 28.04 (25)
	Will comply with MGO 28.04 (25) if the following conditions or changes are met:
	Does not comply for the following reasons:

Reviewed by	Barbara Constans, Grants Administrator Hickory R. Hurie, CD Grants Supervisor
	Date: September 6, 2005

**Synopsis:**

Miller Construction is proposing to develop 16 duplex condominiums and 1 single family home on 8.5 acres. The developer-owners propose that 5 units be constructed as inclusionary units. The developer has indicated that the IZ units will be a mix of 2 and 3 bedroom units.

The developers seek expedited review process and non-city provision of street tree planting as their incentives.

The IZ units will be completed at the same rate as the market rate units.

**1. PROPOSED ALLOCATION OF AFFORDABLE UNITS**

Here is the proposed allocation of units based on price/rent level:

Number of units	At Market	At 80%	At 70%	At 60%	At 50%
For-sale units	28	5			
Rental units					

Number of units	Eff	1-bedroom	2-bedroom	3-bedroom	4-bedroom
For-sale:			22	11	
For-sale: Market-rate			19	9	
For-sale: Inclusionary units			3	2	

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**2. TABLE TO CALCULATE POINTS**

This project's points		IZ units at 80% of AMI	70%	60%	50%
Percent of total units					
5%					
10%					
15%		2			
20%					
TOTAL for project					2

NOTE: The tables below are the general tables located in the ordinance and are included in this review for information only: (Shaded area indicates points earned by this proposal.)

For-sale: Per cent of dwelling units	At Market	At 80% of AMI	70%	60%	50%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

Rental: Per cent of dwelling units	At Market	At 60% of AMI	50 %	40%	30%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

**3. ISSUES RELATED TO DESIGN, PRICING, OR TERMS OF IZ UNITS**

Standards for Inclusionary dwelling units (IDUs)	Complies	Does not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate	Yes		
Proportion of attached and detached IDU units is similar to Market rate.	Yes		
Mix of IDUs by bedroom size is similar to market rate	Yes		
IDUs are dispersed throughout the project	Yes		IZ Lots are designated by an IZ on each parcel
IDUs are to be built in phasing similar to market rate	Yes		Yes: 2 phases.
Pricing fits within Ordinance standards	Yes		
Developer offers security during construction phase in form of deed restriction	Yes		LURA will be established for each designated IZ duplex condo unit
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction	Yes		Standard terms will apply.
Developer describes marketing plan for IDUs	Yes		Developer will handle marketing.
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification	X		
Terms of sale or rent	X		

Related optional decisions:			
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations			No arrangements made.
Developer has requested waiver for off-site or cash payment			No request for waiver
Developer has requested waiver for reduction of number of units			No request for waiver
Other:			

#### 4. INCENTIVES REQUESTED

A) Density bonus of 10% (except developments of 4 or more stories and >75% of parking is underground, or has 30 or fewer detached du, then density of 20% per point) (limited to 3 points)

B) Reduction in Park development fees (limit of 1 point)

C) Reduction in Park Dedication requirements (limit of 1 point)

D) 25% reduction in parking requirements (limit of 1 point)

E) Non-city provision of street tree landscaping

F) Cash subsidy from IZ fund, \$10,000/IZ unit for up to 50% of the on-site IZ units (Limit of 2 points)

G) Cash subsidy from IZ fund, \$5,000/IZ unit for lower range column of households, up to 50% of on-site IZ units with 49 or fewer detached units or developments with 4 or more stories and at least 75% of parking is underground. (Limit of 2 points)

H) One additional story in downtown design zones, not to exceed certain height requirements

I) Eligibility for residential parking permits equal to number of IZ units in PUD

J) Assistance in obtaining other funds related to housing

K) Preparation of a neighborhood development plan from non-city sources (if development located in Central Services Area, is contiguous to existing development and no such plan exists.

OTHER : Expedited Review

#### 5. ISSUES OF PROCESS

Are there issues in any of the following steps that should be identified now for closer attention?

Step	Standard Step Activity	Special Issues
Pre-conference with City Planning Staff	June 21, 2005	None identified
Presentation of <u>Concept</u> to City's Development Review Staff Team	July 7, 2005	None identified
Submission of Zoning Application and <u>IZ Dwelling Unit Plan</u>	July 13, 2005	
<u>Formal Review</u> by City's Development Review Staff Team		
Formal Review by <u>Plan Commission</u>		
<u>Appeal</u> Plan Commission Decision to Common Council (optional)		
<u>Compliance</u> with Approved Inclusionary Dwelling Unit Plan	Deed restriction recorded for construction phase	
<u>Construction</u> of development according to Inclusionary Dwelling Unit PI	2005-2006	
Comply with any continuing requirements		No special issues noted



**Traffic Engineering Division**

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
 215 Martin Luther King, Jr. Boulevard  
 P.O. Box 2986  
 Madison, Wisconsin 53701-2986  
 PH 608/266-4761  
 TTY 608/267-9623  
 FAX 608/267-1158

August 11, 2005

TO: Plan Commission  
 FROM: David C. Dryer, P.E., City Traffic Engineer  
 SUBJECT: **4601 & 4613 East Buckeye Road – Preliminary / Final Plat – Buckeye Meadows /Town of Blooming Grove Sec15**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

- |         |
|---------|
| 1. None |
|---------|

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

2. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
3. The applicant shall contact the Department of Planning and Development to comply with M.G. O. Sec. 16.23(3)(d)–Highway Noise Land Use Provisions policies and ordinances.
4. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
6 & 7	15 & 16	
12 & 13		

5. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
6. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

Contact Person: David Glusick

Fax: 608-838-0445

Email:

DCD:DJM:dm



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 9/8/05  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: 4601 & 4613 E. Buckeye Rd.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

### **GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

2. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck.** See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

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Department of Public Works  
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: September 13, 2005  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: Buckeye Meadows Preliminary and Final Plat

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Stormwater requirements include infiltration, 80% TSS control and 2, 10 year detention.
2. Lot 1, CSM 4448, is included in this proposed subdivision, but not owned by Miller Construction.
3. Where is demo information that has to be included with this application?

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final)  
and Certified Survey Maps**

Name: Buckeye Meadows Preliminary and Final Plat

**General**

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
- 1.2 Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

**Right of Way / Easements**

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.

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- \_\_\_\_\_
- 2.3 It is anticipated that the improvements on [roadway name] \_\_\_\_\_ required to facilitate ingress and egress to the plat/csm will require additional right of way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
- 2.4 The Developer shall petition for the street vacation of (roadway name) \_\_\_\_\_ and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.

**Are the following requirements met?**

- \* Streets Intersect at right angles.
- \* A 15 foot minimum tangent at intersections from PC of curve to property line.
- \* Arterial intersection spacing generally greater than 1200 feet.
- \* Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- \* Spacing of intersections on local streets shall be greater than 300 feet.
- \* Cul-de-sacs shall be less than 1000 feet long.
- \* 100 foot tangents between curves.

- 2.5 \_\_\_\_\_  
\_\_\_\_\_
- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on \_\_\_\_\_  
\_\_\_\_\_
- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on \_\_\_\_\_  
\_\_\_\_\_
- 2.8 The right of way width on \_\_\_\_\_ shall be \_\_\_\_\_ feet, on \_\_\_\_\_ shall be \_\_\_\_\_ feet and on \_\_\_\_\_ shall be \_\_\_\_\_ feet.
- 2.9 \_\_\_\_\_ shall have a minimum centerline radius of \_\_\_\_\_ feet and \_\_\_\_\_ shall have a minimum centerline radius of \_\_\_\_\_ feet.
- 2.10 The cul-de-sac on \_\_\_\_\_ shall have a minimum radius of \_\_\_\_\_ feet with a minimum reverse curve radius of \_\_\_\_\_ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on \_\_\_\_\_ having a radius of \_\_\_\_\_ feet and a reverse curve radius of \_\_\_\_\_ feet. The easement(s) shall expire when the streets are extended.
- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] \_\_\_\_\_ The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.
- 2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_. The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

**Streets and Sidewalks**

- 3.1 The Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a 30 40 (Strike one, 30 collector, 40 Arterial) foot building setback line on the plat/csm

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adjacent to [Roadway Name] \_\_\_\_\_ for all lots in the plat/csm adjacent to said roadway.

- Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded to Lot(s) \_\_\_\_\_.
- 3.6 The Developer shall make the following improvement to [Roadway Name] \_\_\_\_\_. The Developer shall construct sidewalk and \_\_\_\_\_ feet of a future \_\_\_\_\_ foot roadway including curb and gutter on the \_\_\_\_\_ side of the roadway.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along [Roadway Name] \_\_\_\_\_.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] \_\_\_\_\_.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_. (Also require the City / Developer agreement line 1.1)
- 3.10 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.11 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO.
- 3.12 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.13 Developer shall make improvements to [Roadway Name] \_\_\_\_\_ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to [Roadway Name] \_\_\_\_\_ to facilitate ingress and egress to the plat/csm.

[Select one of the below comments for either of the above or leave general]

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.
- The above improvement will consist of passing lanes.
- The above improvement will consist of median openings.
- Caution – The improvements indicated above may require right of way outside of the plat/csm. See comment 2.3 to require additional right of way for this purpose.
- 3.15 The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
- 3.16 The developer shall confirm that adequate sight distance exists on \_\_\_\_\_ where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.

#### Storm Water Management

- 4.1 An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the

construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.

- 4.2 The following notes shall be included on the final plat:
- a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
  - b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
- a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
  - b. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- 4.4 Prior to the issuance of building permits, the Developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.
- The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27.
- The following note shall accompany the master storm water drainage plan:
- a. For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.
- No building permits shall be issued prior to City Engineering's approval of this plan.
- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane Co Register of Deeds.
- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.
- 4.9 Prior to recording, this plat/csm shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss these requirements.

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- 4.10 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.11 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

**Sanitary Sewer**

- 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

**Mapping / Land Records**

- 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**
- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison NAD 1927 Coordinates** on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address [http://gis.ci.madison.wi.us/Madison\\_PLSS/PLSS\\_TieSheets.html](http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html) for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
- 6.3. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat/CSM to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:**
  - a. Right-of-Way lines (public and private)
  - b. Lot lines
  - c. Lot numbers
  - d. Lot/Plat dimensions
  - e. Street names
  - f. Easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

NOTE: This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.

NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.

(7-18-19)



Department of Public Works  
**Parks Division**

Madison Municipal Building, Room 120  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2987  
Madison, Wisconsin 53701-2987  
PH: 608 266 4711  
TDD: 608 267 4980  
FAX: 608 267 1162

September 12, 2005

TO: Plan Commission  
FROM: Simon Widstrand, Parks Development Manager  
SUBJECT: **Buckeye Meadows Plat**

*S.W.*

**1. Pay total Park Fees for 32 added units = \$49,888.00.**

Dedication / Fee Calculations

Plat includes 32 duplex units. Dedication = (32 @ 1100 square feet) = 35,200 square feet.

The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.65 / square foot).

Estimated fee is \$58,080.00

The Park Development Fee is (32 @ \$779.50) = \$24,944.00

TOTAL PARK FEES ARE ESTIMATED AT \$49,888.00

If you have questions regarding the above items, please contact Simon Widstrand at 266-4714 or [awidstrand@cityofmadison.com](mailto:awidstrand@cityofmadison.com)



Post 267. 8739



Department of Planning & Development  
Planning/Inspection/Real Estate/Community & Economic Development  
Mark A. Ofinger, Director

Bradley J. Murphy  
Planning Unit  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635

# BUCKEYE MEADOWS

### REVIEW REQUEST FOR:

- PRELIMINARY
- FINAL PLAT
- LOT DIVISION
- CONDITIONAL USE
- REZONING
- INCLUSIONARY ZONING.
- OTHER: Demolition

BUCKEYE MEADOWS : SEC 15 TOWN OF BLOOMING GROVE  
 4601 EAST BUCKEYEROAD RZ: R1 -> R3  
 4613  
 RESIDENTIAL DEVELOPMENT, 17 LOTS  
 FRED MILLER - MILLER CONSTRUCTION/  
 DAVID GLUSICK - CALKINS ENGINEERING

17

PLANNING UNIT CONTACT: BILL ROBERTS

RETURN COMMENTS BY: 08 SEPTEMBER 2005

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: \_\_\_\_\_ Fax: 838-0445

Date Submitted: 13 July 2005 Plan Commission: 19 SEPTEMBER 2005

Date Circulated: 13 July 2005 Common Council: 11 OCTOBER 2005

### CIRCULATED TO:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> ZONING                  | <input type="checkbox"/> DISABILITY RIGHTS - SCHAEFER         | <input type="checkbox"/> ALD. _____ DIST: _____ |
| <input type="checkbox"/> FIRE DEPARTMENT         | <input type="checkbox"/> POLICE DEPT. - THURBER               | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION          | <input type="checkbox"/> CITY ASSESSOR - SEIFERT              | <input type="checkbox"/> ALLIANT ENERGY         |
| <input type="checkbox"/> TRAFFIC ENGINEERING     | <input type="checkbox"/> MADISON METRO - SOBOTA               | <input type="checkbox"/> SBC                    |
| <input type="checkbox"/> CITY ENGINEERING        | <input type="checkbox"/> BOARD OF EDUCATION C/O SUPT.         | <input type="checkbox"/> MID PLAINS TELE        |
| <input type="checkbox"/> WATER UTILITY           | <input type="checkbox"/> PUBLIC HEALTH - K. VEDDER            | <input type="checkbox"/> MT. VERNON TELE        |
| <input type="checkbox"/> CDBG - HURIE            | <input checked="" type="checkbox"/> EAST BUCKEYE              | _____   |
| <input type="checkbox"/> REAL ESTATE - D. WARREN | <input checked="" type="checkbox"/> NEIGHBORHOOD ORGANIZATION | _____   |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance, OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

A resolution will be before the Common Council within a few weeks regarding this matter.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

### NO COMMENTS / YOUR COMMENTS:

1. Save as many trees as possible. Fence off around trees during construction.
  2. Confirm w/ builder - there will be a 25' offset between the home at Leona Court and Lot 8.
  3. There is an existing group of trees behind lots 18, 19 & 20. The plan has those being removed and replaced with a retaining wall. We would like the trees to stay & be fenced off during construction & no retaining wall.
  4. Do what's necessary to uphold and increase property values in our neighborhood. We want to make sure there's nothing in the zoning that would compromise property values.
- Tonya Nisbet, EBNA Board +  
Phone: 224-0228 Office

17-18-19

NOTE: FAXED TO R. TRACHTENBERG 8-16-05 - BILL R.